

Replacement Window or Door Policy Oak Meadows, August 25, 2016

Oak Meadows is becoming a seasoned development and many co-owners will need to consider replacement windows and doors. Windows do a lot: help establish a home's visual character, let in light and air, and frame views from inside.

Even well maintained windows and doors will eventually have to be replaced due to age, wear and tear, and exposure to weather. Rising energy costs, drafts, condensation and aging appearance are a few signs that it's time to replace the doors and windows at Oak Meadows. This guide has been created to give co-owners the information they need to ensure their window and door replacement projects meet the highest standards and conform to condominium standards. Many types of window and door products are available, most having better energy performance than in the past.

Co-owners should insist on products that meet the that are tested by the National Fenestration Rating Council (NFRC) and contain the ENERGY STAR label showing at a minimum, the ratings for "U" factor and Solar Heat Gain Coefficient ; and sometimes supplemented with ratings for visible transmittance ("VT"), air leakage ("AL"), and condensation resistance ("CR").

Because of the many variables in a window or door replacement project, an appropriate installation method is important. It is important that the interface between the window or door and the wall is adequately watertight and airtight, durable, insulated, and can be reasonably maintained.

When replacing your windows or door:

1. Complete a "Modification Request Agreement" form. Send the completed form to Mark Hutchison. As detailed in the form, , the co-owner must inform management immediately if any damaged wood is discovered during the replacement
2. Replace with like window and size (double-hung, single-hung, sliding, casement and stationary) and like style or door (sliding or French) to compliment your unit while keeping the integrity.
3. Replace outside window rail, stile and sash with like color, i.e., the outside frame of the window need to match the window being removed and the other windows in the building.
4. The Board understands some types of windows originally installed may no longer be a be repaired or/ or exact replacements found. The Board will consider replacing such a window with one that is of the approximate size and shape as the original window. Co-owners should make the best effort to replace with like window/door.
5. When replacing the front door of the unit, the replacement door must be a solid six panel brown door with no windows.
You are free to use whatever material you like: wood, fiberglass or metal, but the door must be finished in a dark brown.
6. Whether replacing or initially installing a storm door at the front of the unit, the storm door must be a full view storm door. Partial light storm doors do not comply with Oak Meadows' By-Laws. The color of the storm door must match (i) the color of the exterior siding of the unit or (ii) the interior front door, except for newly re-sided buildings where the front door matches the color of the exterior siding. No cross buck, k-9, self-storing or Colonial triple-track storm doors, as illustrated in the following examples.



No crossbuck, self-storing or triple-track storm doors.

Recommended contractors but not limited to:

1. John McCarter Construction, LLC, 475 Washington, South Lyon, MI 48178 (248) 446-1750
2. Kearns Brothers, Inc., 2000 N. Telegraph Road, Dearborn, MI 48128 (313) 278-1184
3. Imperial Building and Roofing, 4724 S. State Street, Ann Arbor, MI 48108 (734) 995-9955